



# STATEMENT OF INFORMATION

2 PYMBLE GARDENS, CRAIGIEBURN, VIC-3064

PREPARED BY MORRIS DEL MONTE, 17 KING STREET IVANHOE

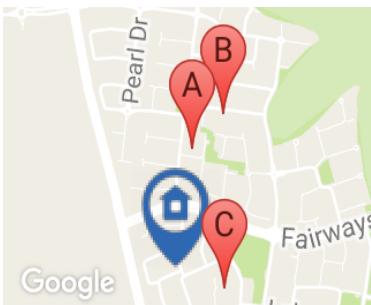
## STATEMENT OF INFORMATION



**2 PYMBLE GARDENS, CRAIGIEBURN, VIC**  3  2  1

Indicative Selling Price  
**\$430,000 to \$470,000**

## SUBURB MEDIAN



**CRAIGIEBURN, VIC, 3064**

Suburb Median Sale Price (House)  
**\$457,000**

Quarter ending Mar '17

Provided by:  pricefinder

## COMPARABLE PROPERTIES



**3 BAY MEADOW GRN, CRAIGIEBURN, VIC 3064**  3  2  2

Sale Price  
**\$450,000**

Sale Date: 14/12/2016

Distance from Property: 364m 



**15 PINE VALLEY RISE, CRAIGIEBURN, VIC 3064**  3  2  2

Sale Price  
**\$480,000**

Sale Date: 10/12/2016

Distance from Property: 489m 



**14 ERINDALE PL, CRAIGIEBURN, VIC 3064**  3  2  2

Sale Price  
**\$547,500**

Sale Date: 03/12/2016

Distance from Property: 171m 

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